



Zoning Map, Zoning Ordinance & Subdivision Control Ordinance Updates



**Initial Public Meeting
August 29, 2014, 6:30 PM**

The Planning Workshop, Inc.



Communication + Education = Effective Planning



RATIO



Creating Modern &
User Friendly Zoning
& Subdivision Control
Ordinances!

PUBLIC FORUM



Where? Jasper City Hall
Council Chambers 2nd Floor

When? 6:30 PM
Wednesday, January 29, 2014



Discussion Points

- How do you use modern development ordinances?
- What is your goal for new development ordinances?
- What is the difference between a plan and ordinance?
- Why update ordinances?
- What issues do you have with the current ordinances?



- Light Refreshments Provided -

The Planning Workshop, Inc.
Community • Education • Effective Planning

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Questions?: Contact Darla Blazey, City of Jasper
Phone: 812.482.4255 Email: dblazey@ci.jasper.in.us
Visit: www.CommunityCollaborate.com to stay engaged.

Jasper Zoning & Subdivision Ordinance Update

Initial Meeting Agenda

- Welcome & Introductions
- Plans vs Ordinances
- Trends
- Your Ordinance issues
- Our preliminary review
- Next Steps

Jasper Zoning & Subdivision Ordinance Update Welcome



Jasper Zoning & Subdivision Ordinance Update Introductions

K.K. Gerhart-Fritz, AICP
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Indianapolis, IN

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THE PLANNING WORKSHOP
PROJECT MANAGER /
PRINCIPAL PROJECT
PLANNER

K.K. GERHART-FRITZ
AICP

Jasper Zoning & Subdivision Ordinance Update

Introductions

Aaron Kowalski

RATIO, Inc.

Indianapolis, IN

akowalski@ratioarchitects.com



RATIO PLANNER
& TECHNICAL
MANAGER

AARON KOWALSKI

Modern Ordinance

Jasper Zoning & Subdivision Ordinance Update

Getting to Know You...

Show of Hands: How do you use development ordinances?

- As a planning official (BZA, Plan Commission, elected official)
- As a staff member
- As a professional (developer, realtor, surveyor, etc.)
- As a citizen
- Other?

4 4.13 Planned Business Commercial (PBC)

A. DISTRICT INTENT:

The PBC (Planned Business Commercial) zoning district is designed to encourage well-planned commercial uses, particularly with respect to unified design, safe ingress and egress, adequate and properly located parking and service facilities and convenient and safe pedestrian accessibility on visually prominent and high use corridors throughout the City.

B. PERMITTED USES

Agriculture
crop production*

Residential
assisted living facility
nursing / convalescent home
retirement facility (senior housing)

Transportation Services
auto parts sales (without on-site repair)
automobile filling station
automobile / motor vehicle repair (minor) including: all changes/ lubrications, brake replacement, muffler replacement, tire rotation, radiator cleaning and flushing, water hose replacement, windshield wipers, etc.
automobile / motorcycle sales area and leasing (open)
car wash

Communications / Utilities
radio and television studios
utility company business office

Institutional/Public Uses
community center
fire station or police station
government facility (non-office)
government office
hospital
kindergarten or day nursery
library
museum or gallery
post office

Entertainment Services
banquet or assembly hall
bar or tavern or night club
billiard room or arcade
bowling alley
dancing academy / martial arts / gymnastics studio
ledge or private club
miniature golf course
racquet center
skating rink (roller/skate)
swimming pool (indoor)
theater (indoor) including: adult motion picture theater, and adult mini-motion picture theater

Professional Services
administrative/professional office
bank / financial institution
business/financial services office
clinic (medical/dental) or health center
conference center
data processing / call center
employment service
hotel / motel
investment firm

Office Building
print shop/copy center
veterinary hospital for small animals

Retail / Wholesale Sales
antique shop
appliance shop
art or photo gallery
auto parts facility (including livestock)
book store
building finishes shop (paint, carpet, wallpaper, etc.)
building supply store
construction services
convenience store (without gas station)
craft/fabric store
department store, including any facility (whether or not attached) associated with such department store for the sale of shoes, batteries, automobile accessories and lubrication and for the servicing and repair of motor vehicles incidental to such sales
discounting
farm equipment sales and service (enclosed)
flavor shop
garden shop / retail nursery
gift shop
grocery store
hardware store
ice cream shop
jewelry store
kitchen store
novelty store
office supply store
pet store
record/CD/video/musical instrument shop
shopping center
shopping mall
sporting goods shop
stationery shop
supermarket
variety store
vendor temporary (farmer's market, street fair, etc.)
wholesale establishment

Food Sales & Service
bakery (retail)
bakery (wholesale)
candy shop
delicatessen
drive thru restaurant
meat market
milk/deli/bakery/brew/pub
restaurant

Personal Services
barber shop
beauty shop
child care / day-care center
dry cleaning establishment (retail)
fitness center
funeral home
health spa
laundry (self-service)
massage therapy (by licensed massage therapist)
pharmacy
photographic studio
shoe repair shop
tailor and pressing shop
tanning salon

Mobile Home Sales Area and Leasing
(open)
motor bus or railroad passenger station
parking lot or structure (as a principal use)

Parks, Recreation, Natural Areas
artificial lake of three or more acres
country club / golf course / driving range
park or recreational facility (playgrounds and athletic facilities)

Communications / Utilities
telecommunications / radio / television tower
utility substation

Institutional/Public Uses
animal shelter
cemetery
church or temple
college building
institution for the developmentally disabled/mentally ill
power generating plant
school (any combination of K-12), public and private
stadium or coliseum
trade or business school
university or college

Entertainment Services
outdoor commercial recreational enterprise (amusement park, etc.)
riding stable (commercial)
minimum 3-acre trout
shopping/sports range (indoor)
skating rink (roller/skate)
swimming pool (private)
theater (indoor) including: adult motion picture theater, and adult mini-motion picture theater

Retail / Wholesale Sales
manufactured home sales
roadside sales stand

Food Sales & Service
produce terminal, wholesale

Personal Services
kennel

Warehousing / Industrial
contractor's warehouse/storage facility (enclosed)
lumber yard
mini-warehouse self-storage facility

C. CONDITIONAL USES

Agriculture
farmer's market (permanent)
seed sales, distribution, and storage

Residential
lodging and breakfast facility
boarding house
dwelling secondary (on upper floors of first-floor retail/office use)

Transportation Services
automobile / motor vehicle repair (major) engine rebuilding or major reconditioning of motor vehicles, including body work, frame or fender straightening or repair, transmission repair and painting of vehicles.

NOTES:

1. Development Plan required.

4.13 Planned Business Commercial (PBC) 4

D. LOT & YARD STANDARDS

Minimum Lot Size (square feet per unit)
• 1.5 acre

Minimum Lot Width (feet, measured at setback line)
• 100

Minimum Lot Frontage (feet, measured at lot line)
• 100

Front Setback (feet)
• 50

Side Setback (feet)
• Business/Industrial: 15
• Residential: 10

Rear Setback (feet)
• 10

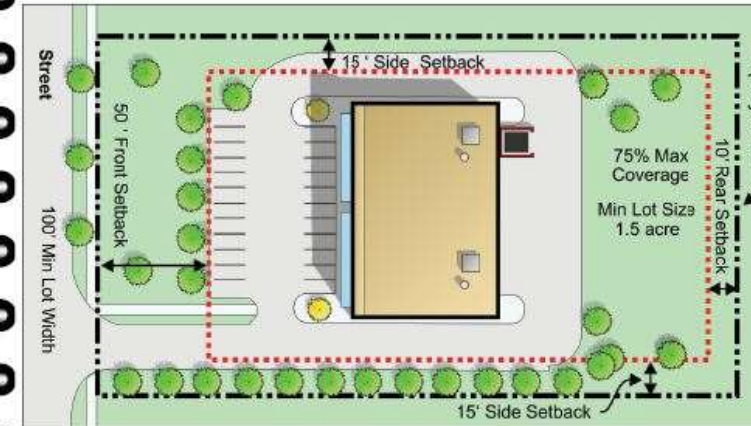
Maximum Height (feet)
• 35

Maximum Intensity (Floor Area Ratio)
• 0.6

Maximum Lot Coverage for All Impervious Surfaces
• 75%

CROSS REFERENCES

| Standard | Page # |
|--|--------|
| 7.7 Sign Regulations | 145 |
| 7.8 Landscaping | 162 |
| 7.10 Accessory Uses and Structures | 191 |
| 7.13 Outdoor Sales, Display, and Storage | 202 |
| 7.14 Fence and Wall Standards | 205 |
| 7.15 Exterior Lighting Standards | 207 |
| 7.18 Design Standards ... | 217 |
| Chapter 8: Subdivision of Land | 237 |



Current Ordinance

Jasper Zoning & Subdivision Ordinance Update

Getting to Know You...

Show of Hands:

In what format do you get info from development ordinances?

- A hard copy
- Online
- From a disc
- From staff (phone, visit, e-mail)
- Other?

from the terms of the Zoning Code, but only in the classes of cases or in the particular situations specified in the Zoning Code. The board may impose reasonable conditions as a part of its approval. (Ord. 1993-17, S502, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984; Ord. 896, S503, 1977)

16.05.030 Variances. The Board of Zoning Appeals, upon appeal, shall have the power to authorize variances from the requirements of this Title (Ordinance), and to attach such conditions to the variances as it deems necessary to assure compliance with the purpose of this Title (Ordinance). (Ord. 1993-17, S503, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984; Ord. 896, S503, 1977)

- (1) The Board of Zoning Appeals shall approve or deny variances of use from the terms of the Zoning Code. The board may impose reasonable conditions as a part of its approval. A variance may be approved under this section only upon a determination in writing that:
 - (a) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 - (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
 - (c) The need for the variance arises from some condition peculiar to the property involved;
 - (d) The strict application of the terms of the Zoning Code will constitute an unnecessary hardship if applied to the property for which the variance is sought; and
 - (e) The approval does not interfere substantially with the comprehensive plan adopted by the City of Jasper. (Ord. 1993-17, S503.1, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984; Ord. 896, S503, 1977)
- (2) The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the Zoning Code. A variance may be approved under this section only upon a determination in writing that:
 - (a) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
 - (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
 - (c) The strict application of the terms of the Zoning Code will result in practical difficulties in the use of the property. (Ord. 1993-17, S503.2, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984; Ord. 896, S503, 1977)

Chapter 16.05

BOARD OF ZONING APPEALS

Sections:

| | |
|-----------|---|
| 16.05.010 | General. |
| 16.05.020 | Appeals. |
| 16.05.030 | Variances. |
| 16.05.040 | Special Exceptions. |
| 16.05.050 | Non-Conforming Uses of Land and Structures. |
| 16.05.060 | Hearings. |
| 16.05.070 | Disposition of Cases. |
| 16.05.080 | Membership. |
| 16.05.090 | Commitment by Owner. |

16.05.010 General. The Advisory Board of Zoning Appeals of the City of Jasper is hereby established as authorized by and in accordance with I.C. 36-7-4-900 et seq. and all subsequent amendments thereto. (Ord. 1993-17, S501, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984; Ord. 896, S501, 1977)

- (1) The Advisory Board of Zoning Appeals of the City of Jasper shall be composed of one (1) Division which shall have territorial jurisdiction over all lands within the corporate limits of the City of Jasper and also those contiguous lands outside the corporate limits of said City over which said City and its Plan Commission exercises its planning and zoning jurisdiction as permitted by State law. (Ord. 1993-17, S501.1, 1993; Ord. 1195, 1984; Ord. 1194, 1984; Ord. 1189, 1984)

16.05.020 Appeals. The Board of Zoning Appeals shall hear and determine appeals from and review:

- (1) Any order, requirement, decision or determination made by an administrative official or hearing officer under the Zoning Code;
- (2) Any order, requirement, decision, or determination made by an administrative official, hearing officer, staff member or administrative board designed by Ordinance (other than the Plan Commission), made in relation to the enforcement of the building and occupancy permits as adopted under I.C. 36-7 and all sections therein applicable; and
- (3) The Board of Zoning Appeals shall approve or deny all:
 - (a) Special exceptions; and
 - (b) Special uses;




Jasper Zoning & Subdivision Ordinance Update

Introduce yourself

What is your #1 goal is for the new development ordinances?

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JASPER
Indiana

Help form the
VISION
OF
DOWNTOWN JASPER

PUBLIC WORKSHOP

Tuesday, April 2
5:30 - 8:00 PM
102 Third Avenue
(At the Corner of Third Avenue and Mill Street - Former Obermeyer Yamaha Location)

Enjoy a free
Taste of Jasper:
Chocolate Bliss
Let's Do Lunch
Azura Cafe & Grill
Schnitzelbank
Restaurant

Local First

Parks & Recreation
Arts & Entertainment
Business Development
Downtown Living
Connectivity

Jasper has many positive assets downtown and it's time we envision our future!

City of Jasper has teamed with City Visions Associates to help us focus on a vision. Join us for this informative workshop where you can provide your thoughts and opinions.

For more information call Jasper City Hall at (812) 482-4255.

CITYVISIONS
ASSOCIATES

Adventures
7 Seas
PUBLIC WORKSHOP
Train Depot

Recent Plans for Jasper:

- Downtown & Riverfront Master Plan
- Comprehensive Plan

Who was involved?

COMPREHENSIVE PLAN PRIORITIES

- Accommodate Mixed Use and Traditional Neighborhood Development
- Provide Context Sensitive Development standards that encourage Redevelopment
- Explore creation of a Form-Based Code
- Provide standards for special areas: Historic neighborhoods, Thoroughfares, Downtown
- Parking Standards – Realistic, Enforceable, Sustainable, Developer Friendly
- Administration: user-friendly review process, enforcement, etc.

Recent Plans for Jasper:

- Comprehensive Plan



What is the relationship between Plans and Ordinances?

- Plans are visions and guidelines
- Ordinances are local laws

Zoning & Subdivision Ordinances are the #1 tool to implement the comprehensive plan!

What happens if the ordinances are not in sync with the plan?



Zoning Ordinances

- Developed in WW I era Germany
- Controls use of property
- Establishes site development standards
- Has a zoning map as one component



Subdivision Control Ordinance

- Impacts new land development
- More technical in nature than zoning





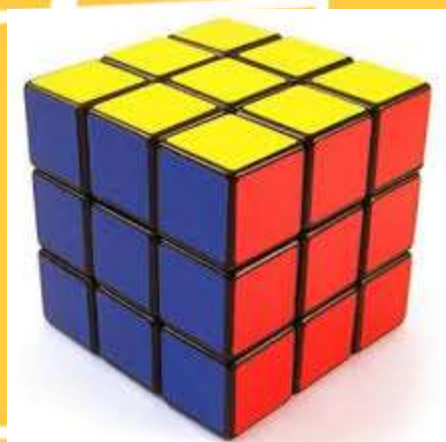
Why update
the
ordinances?



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What has changed since ordinances were adopted in 1993?



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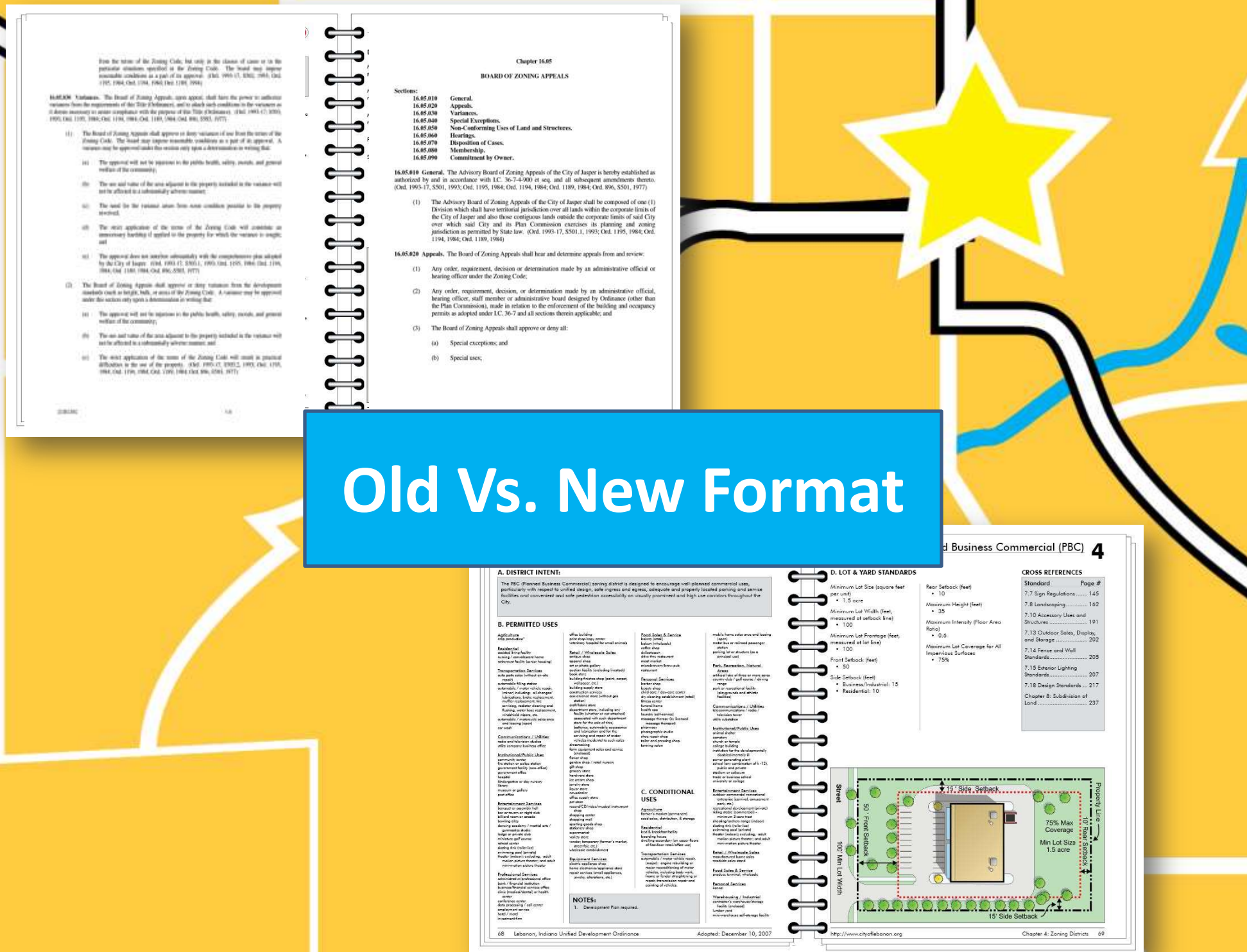


What has changed since ordinances were adopted 20 years ago?

- Technology
- Land Uses
- State and Federal Laws
- Population Trends
- Economy
- Environment

What has changed locally?

Are citizen priorities the same?



DEVELOPMENT STANDARDS

3. Building Form and Style: Type A | Detached Housing

3.1 TYPE A | DETACHED HOUSING

3.1.1 DESCRIPTION

This building type is suitable for residential infill that fits into the context of the existing residential areas.

The structure is placed within a two-foot (2') front facade zone creating a small front yard between the street and the sidewalk. Structures are limited to three (3) stories in height. Accessory residential uses are permitted on the same lot but to the rear and are preferably accessed from the alley. The side yard setback shall be a minimum of five feet (5'), with a minimum aggregate distance between structures of ten feet (10').

3.1.2 SPECIAL REQUIREMENTS

- If proposed, garages shall be in the rear and preferably alley accessible.
- In areas with existing residential uses, an alternate front facade zone may be determined by averaging the front setbacks of the three existing structures either side of the infill.
- Accessory residential uses (house, house, granny flat, etc.) shall be under common owner ship with the primary residential use.
- The only sign type permitted for this development type shall be for Home Businesses or Home Occupations. One (1) non-illuminated sign, mounted flush to the wall of the structure, no more than one (1) square foot in size is permitted per structure.
- A front porch, no less than seven feet (7') in width is recommended.
- Cedar shake, wood, and cement fiberboard siding are preferred as primary siding.



Residential infill between two existing structures.

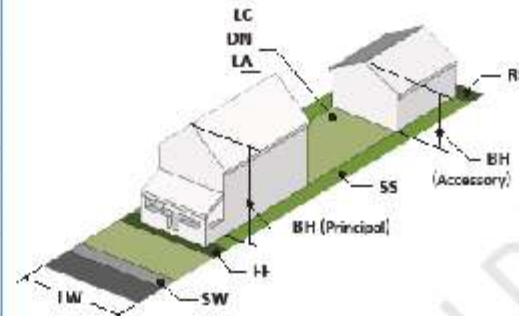


Accessory residential use.

DEVELOPMENT STANDARDS

3. Building Form and Style: Type A | Detached Housing

LOT STANDARDS



| LC | LOT COVERAGE | 75% max |
|----|--------------------|--|
| DN | DENSITY | 3 du/acre |
| LA | LOT AREA | 3,600 sq ft |
| HW | LOT WIDTH | 45' min |
| FF | FRONT FACADE ZONE | 15' 20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' (max 15' 5' 1/2) |
| RS | REAR YARDS | 5' min |
| SS | SIDE YARDS (each) | 5' min |
| SW | SIDEWALK WIDTH | 5' min |
| BH | MAXIMUM HEIGHT | 25' max (principal) 20' max (accessory) |
| | MAXIMUM SEPARATION | 10' min |

BUILDING LOCATION KEY

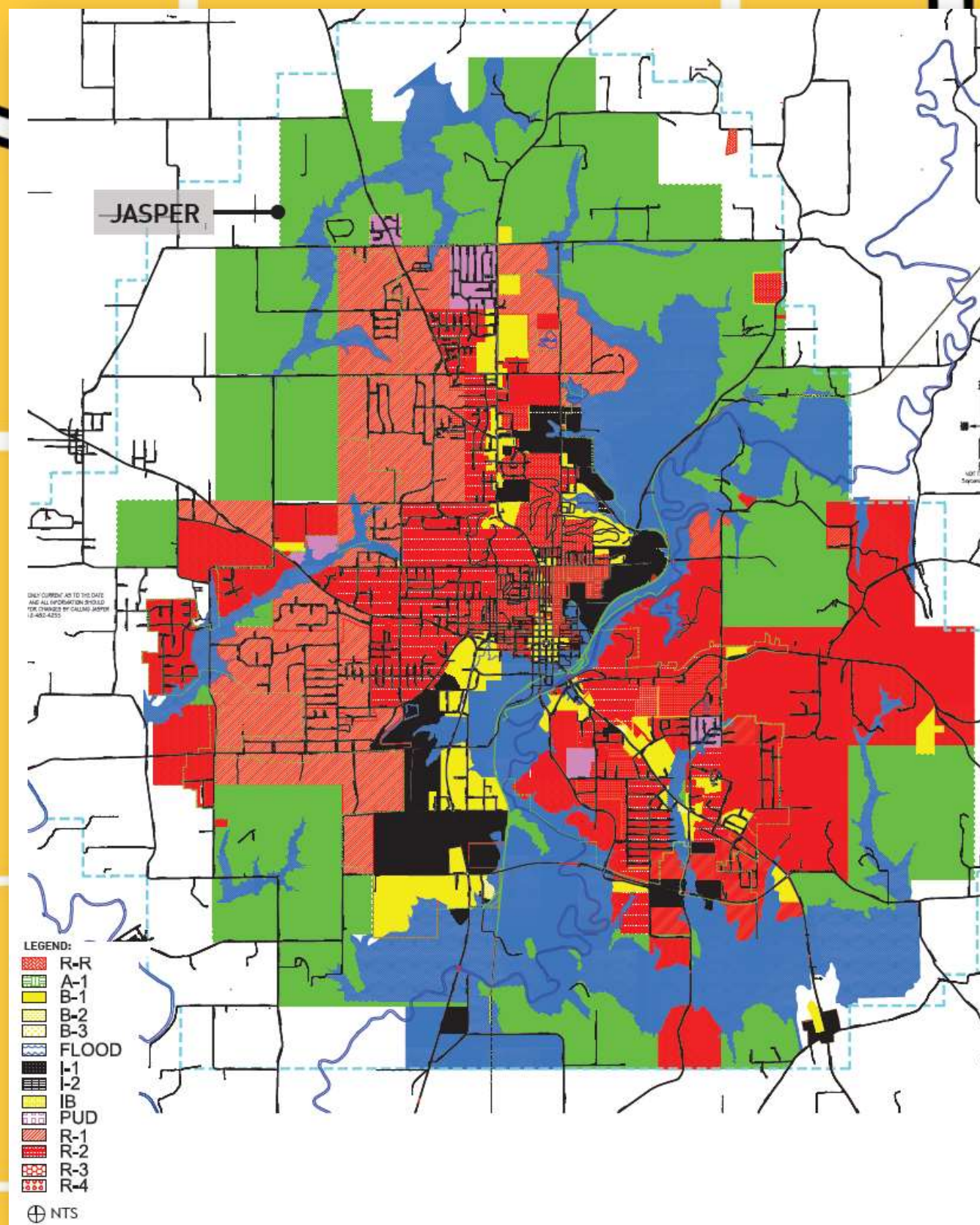


This rendering model illustrates some of the development standards for Type A Buildings.

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon and upon review of submitted development proposals.

New options:

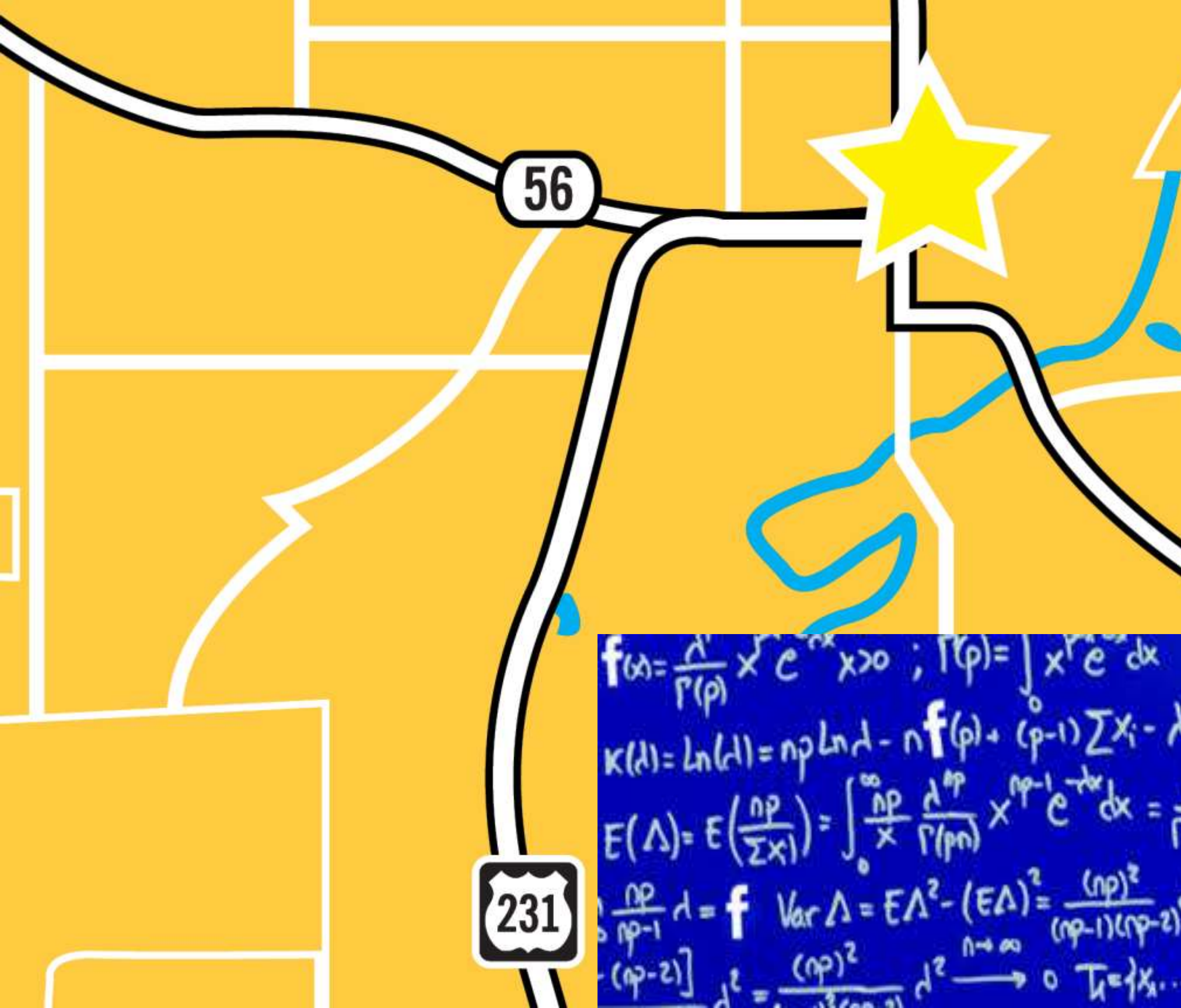
- Form based codes
- Combined ordinances (UDOs)
- Codes online (use of technology)
- Overlay districts
- Best practices
- Etc.



What are your
current Zoning &
Subdivision Control
Ordinance issues ?



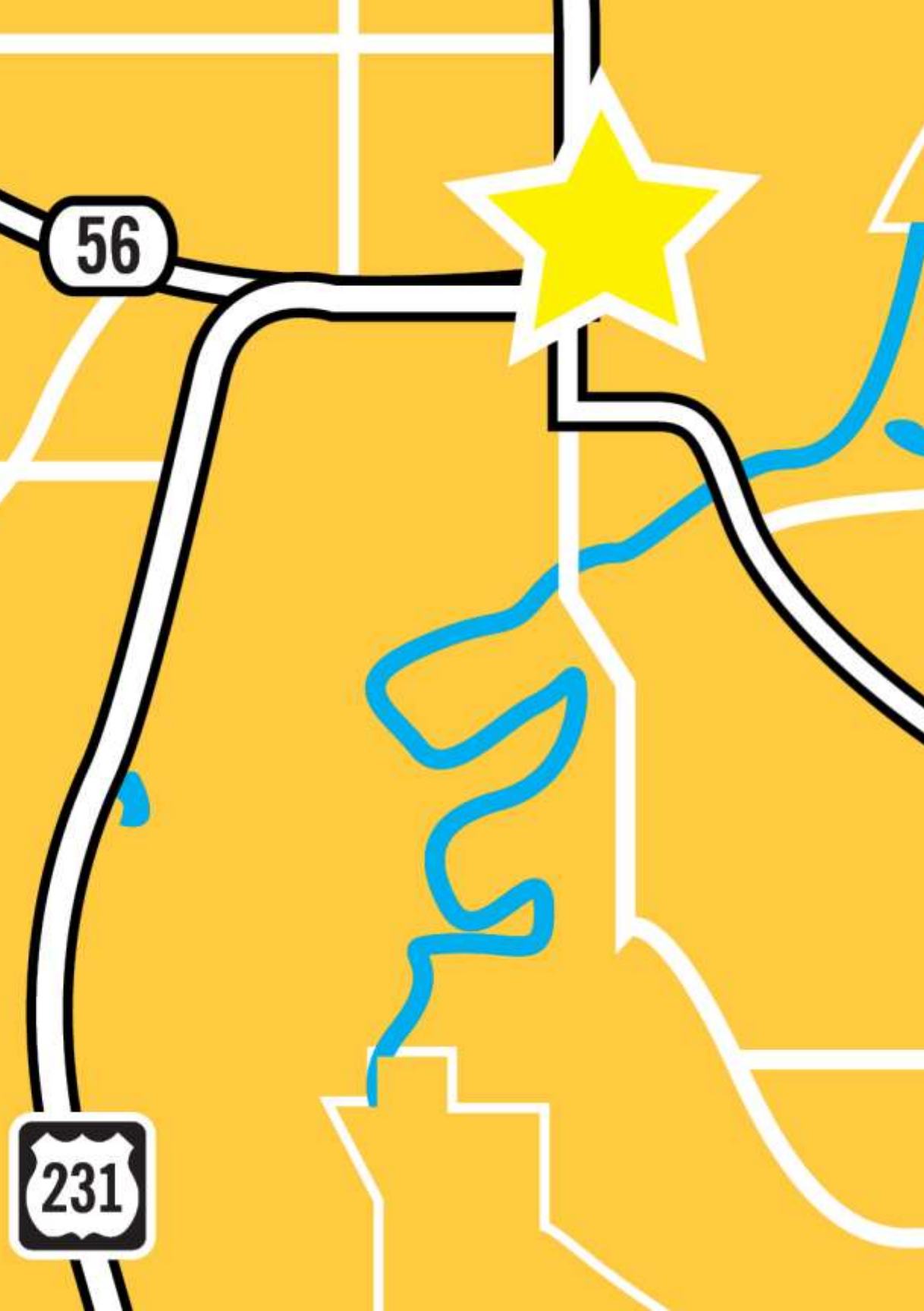
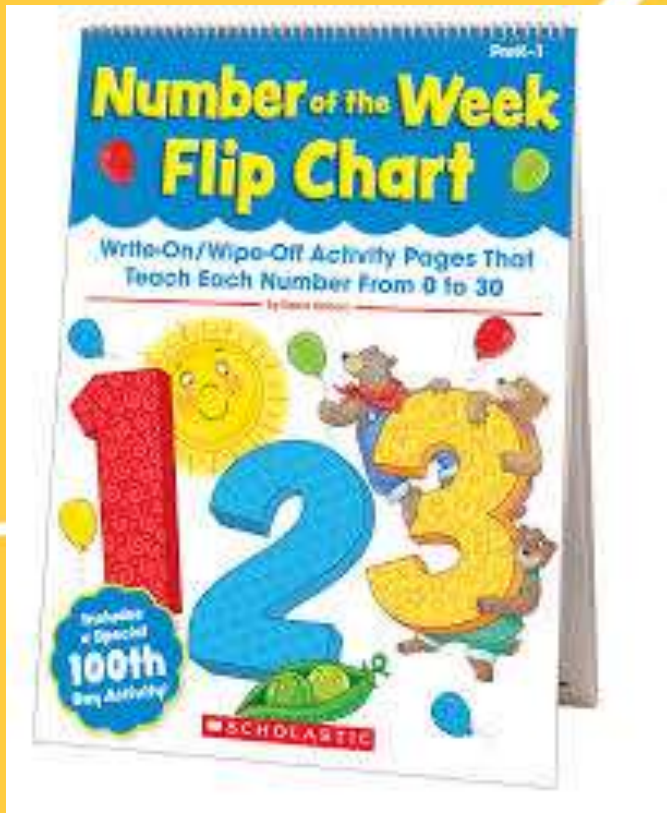
- Potential
Administrative Issues:
- Format of Ordinances
 - Development Process
 - Non-conforming use/site standards
 - Enforcement



Possible Development and Use Standard Issues:

- Ease of understanding
- Level of regulation
- Design flexibility
- Comparison with other communities
- etc.





Our preliminary ordinance review issues:

- Reflect plan priorities
- Recognize new “best practices”
- Reflect state law changes
- Make more user friendly
- Etc.



Next Steps in the ordinance update process:

Other Input:

- Focus Groups
- Web Site
- Advisory Committee
- Public Hearing

*Estimated timeline of
10 months to Drafts*



Questions?

Time to Vote!

